

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 11 June 2015 at 2:30 pm

Panel Members: John Roseth (chair), Sue Francis, Julie Savet Ward, Meredith Wallace and Karin Hartog

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYE052 Rockdale DA-2014/203/A [at 4-6 Princes Highway & 4-10 Gertrude Street Wolli Creek] as described in Schedule 1.**

**Date of determination:** 11 June 2015

**Decision:**

The panel determined to accept the recommendation of the assessment report to refuse the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

- 1) The Panel notes that the applicant has requested deferral of the determination of this application, so that it can lodge amended drawings. It appears therefore that it is common ground between the applicant and the council's assessment officer that the proposal before the Panel is not worthy of approval.
- 2) In the Panel's opinion, deferral in this case would not serve any purpose, nor be of assistance to the applicant. If the applicant wishes to pursue an amended proposal, it should do so as a new s96 application.
- 3) The main reasons that the amendment application should not be approved are:
  - a) It does not comply with the FSR development standard of 4:1, exceeding it by more than 10%. There is no justification for this variation.
  - b) It is bulky and dominant in appearance.
  - c) It has an unacceptable impact on the streetscape and does not fit into the desired future character of the locality.
  - d) The amenity of the apartments is reduced from the approved proposal.
  - e) The Panel had regard to the views of the council's Design Review Panel, which concluded that "the proposal is a highly compromised solution and is not suitable for this highly prominent site".

**Conditions:** Not applicable

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>Sue Francis</b>	 <b>Julie Savet Ward</b>
 <b>Meredith Wallace</b>	 <b>Karin Hartog</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE052 Rockdale DA-2014/203/A
2	<b>Proposed development:</b> Modifications comprising internal reconfiguration, changes to landscaping, increase in residential units from 185 to 213 and increase in carparking spaces from 250 to 259.
3	<b>Street address:</b> 4-6 Princes Highway & 4-10 Gertrude Street Wolli Creek
4	<b>Applicant:</b> Dickson Rothschild
5	<b>Type of Regional development:</b> The proposal is a s96 application to a development that has a capital investment value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</li> <li>• Residential Flat Design Code</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Rockdale Local Environmental Plan 2011</li> <li>• Draft State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</li> <li>• Rockdale Development Control Plan 2011</li> <li>• Proposed Voluntary Planning Agreement Proposal, submitted to Council for assessment &amp; negotiation by the applicant on 24 April 2015</li> <li>• Environmental Planning and Assessment Regulations 2000</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 20 May 2015 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: On behalf of the applicant- Nigel Dickson
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 6 May 2015
9	<b>Council recommendation:</b> Refusal
10	<b>Draft conditions:</b> Not supplied